

ZONING can be defined as the classifying, regulating and restricting of the locations of trades and industries, and the location of buildings designed for industry, commerce, residence and other uses into “Use District s” or “Zones”, to wit:

Agriculture Districts, being “A”
Zones Residential Districts, being “R”
Zoned Professional Districts, being “P”
Zoned Business Districts, being “B”
Zoned Industrial Districts, being “ I” Zones

Note: Wherever the terms “A” zone, “R” zone, “P” zone, “B” zone or “I” zone are used, they shall be deemed to refer to all zones containing the same letters and/or numbers in their names (e.g. “R” zone shall include R-1, R-1, R-3; “R-1” zone shall include R-1A, R-1B, R-1C, R-1D and R-1E zones).

The Use Zone described above shall be designated on Official Zoning Maps on file in the Augusta Planning and Development Department, 525 Telfair Street, Augusta, Georgia, and by reference thereto shall be a part of the Comprehensive Zoning Ordinance for Augusta, Georgia. No building shall be erected, nor shall buildings or premises be used for any purposes other than a purpose permitted by the Comprehensive Zoning Ordinance for Augusta, Georgia, in a Zone in which such buildings or premises are located.

“REZONING” can be defined as the change from one zoning classification to another zoning classification.

A Rezoning must be applied for at the Augusta Planning and Development Department, 525 Telfair Street, Augusta, Georgia, Monday through Friday, 8:30 a.m. to 5:00 p.m. The fee for a Rezoning application is \$600.00 for properties being rezoned to Agriculture 9A) and single-family residential (R-1) and all other rezoning of less than 10 acres, and \$1,000.00 for all other rezoning greater than 10 acres. The fee must accompany the application. The owner of the property on which the application is being made must sign the application, although the owner may designate a representative to speak on his behalf at the meeting. The application and fee must be submitted by the first Monday of each month for the next month’s meeting, which is also on the first Monday of the month (barring a national holiday).

It is strongly suggested that the applicant confer with the Planning and Development Staff to determine if the rezoning request is in keeping with the Comprehensive Land Use Plan (the “Overall” or “Master Plan”) for Augusta, Georgia before the application is submitted.